



**LAND USE CONTROL IMPLEMENTATION PLAN
KSC PRESS SITE SWMU 74
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
KENNEDY SPACE CENTER**



FACILITY: KSC Press Site
Solid Waste Management Unit No. 74
CONTAMINANTS: VOC Contamination In Groundwater and Arsenic in Soil
CONTROL: Prohibit Groundwater Use and Residential Exposure to Surface Soil

PURPOSE OF LAND USE CONTROL IMPLEMENTATION PLAN

This Land Use Control Implementation Plan (LUCIP) has been prepared to inform current and potential future users of the KSC Press Site of institutional controls that have been implemented at the site¹. Although there are no unacceptable risks to human health or the environment associated with the KSC Press Site, institutional land use controls (LUCs) are necessary to prohibit the use of groundwater from the site and prohibit residential exposure to site soils. Controls will include periodic inspection, condition certification and agency notification.

WHY LAND USE CONTROLS ARE NEEDED

Human health and ecological risk assessments were completed as part of a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI). Chemicals of concern identified for human health risk during the RFI that exceeded Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) cleanup target levels were arsenic in soil and volatile organic

compounds (VOCs) in groundwater.

SITE DESCRIPTION

The KSC Press Site is a NASA-operated facility that was constructed in the late 1960s for support of the Apollo Space Program. The Press Site consists of a series of structures that were constructed from 1967 to 1968 and include: the grand stand, Press Site Communications Control Building (K7-1205), Cable Terminal Building (K7-1153), and ABC News Media Building (K7-1205-C). Subsequent construction from 1968 to present include: the Transformer Building (K7-1205-C), NASA News Center (K7-1207), additional news service trailers, and News Building (K7-1205-F). A geodesic dome structure was also present at the site from 1976 until the early 1990s. KSC was required to perform an investigation to determine the nature and extent of contamination from Solid Waste Management Unit (SWMU) No.74 KSC Press Site (Figure 1).

SITE LOCATION

The KSC Press Site is located in the northern half of KSC, approximately 1,000 feet southeast of the Vehicle Assembly Build-

1. This LUCIP summarizes institutional controls regarding the NASA KSC Press Site. For detailed information on the site, consult the KSC Press Site administrative file, which is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

ing (VAB) (Figure 1). It is located in the NW ¼ of Section 17, Township 22S, Range 37E, of the Orsino Quadrangle. For remediation purposes the groundwater use controls are covered by the MLP/VAB Area (SWMU #56) LUCIP (KSC Document number KSC-TA-6664). The soil and groundwater use control areas covered by the LUCIP are shown on Figure 2. Coordinates of the corners of the LUC are provided in the State Plane Coordinate System NAD 1983 meters, Florida East.

SITE CONTAMINATION AND CONTROL

Groundwater at the site contains VOCs above FDEP's groundwater cleanup target levels and has been included in the MLP/VAB (SWMU #56) Area LUCIP (KSC-TA-6664). Following a soil Interim Measure (IM) which removed the petroleum free product and a review of the MLP/VAB Area groundwater data it has been determined that the petroleum contamination has attenuated below Groundwater Cleanup Target Levels (GCTLs). Therefore, petroleum constituents are no longer considered site contaminants. Arsenic impacted soils were detected at concentrations exceeding industrial Soil Cleanup Target Levels (SCTLs). However, the 95% Upper Confidence Limit for arsenic at the site is less than the current industrial SCTL. The past, current and projected future land use of the KSC Press Site is industrial in nature. LUCs are therefore required to prohibit

residential use of groundwater at the site and to prohibit residential use/exposure to soils.

DECISION DOCUMENT

A Statement of Basis (SB) establishes institutional controls as a component of the remedy for the site. The SB for the site, KSC document number KSC-TA-6910, is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

IMPLEMENTATION

Institutional controls will be implemented by the KSC Environmental Program Office in accordance with their RCRA permit and a Land Use Control Assurance Plan included in a Memorandum of Agreement (MOA)² between NASA, FDEP, and EPA, effective February 23, 2001. Upon approval of this LUCIP, it will be incorporated into the permit by reference. Property transfer (if conducted in the future) will be conducted in accordance with Section X of the MOA.

KSC's Environmental Program Office will provide KSC's Master Planning Office with survey coordinates of the LUCs. Restrictions will specify limitations on development and reuse for the area for as long as LUCs are necessary to protect human health and the environment.

2. By separate MOA effective February 23, 2001, with the EPA and FDEP, KSC, on behalf of NASA, agreed to implement Center-wide, certain periodic site inspections, condition certification, and agency notification procedures designed to ensure the maintenance by Center personnel of any site-specific LUCs deemed necessary for future protection of human health and the environment. A fundamental premise underlying execution of that agreement was that through the Center's substantial good faith compliance with the procedures called for herein, reasonable assurances would be provided to EPA and FDEP as to the permanency of those remedies which included the use of specific LUCs.

Although the terms and conditions of the MOA are not specifically incorporated or made enforceable herein by reference, it is understood and agreed by NASA KSC, EPA and FDEP that the contemplated permanence of the remedy reflected herein shall be dependent upon the Center's substantial good faith compliance with the specific LUC maintenance commitments reflected herein. Should such compliance not occur or should the MOA be terminated, it is understood that the protectiveness of the remedy concurred in may be reconsidered and that additional measures may need to be taken to adequately ensure necessary future protection of human health and the environment.

MONITORING

Quarterly inspections to monitor that the institutional controls specified herein are in place and operating will be conducted by KSC's Environmental Program Office. The inspection will verify that no residential exposure to site soils or groundwater use is occurring.

REPORTING

KSC's Environmental Program Office will submit annual reports to EPA and FDEP certifying retention of the implemented LUCs.

ENFORCEMENT

KSC's Environmental Program Office will be responsible for stopping any activities at KSC that are not compliant with this LUCIP.

MAINTENANCE

The LUCIP shall remain in place until a land use change is implemented and the concerns managed by the LUCIP are mitigated; or there is a discovery, based upon analytical evidence, that scenarios managed by the LUCIP are no longer a concern. Any change in LUC management must be approved by the EPA and FDEP and implemented by modification of NASA's operating permit.

FIGURE 1 LOCATION MAP
PRESS SITE, KENNEDY SPACE CENTER, FLORIDA

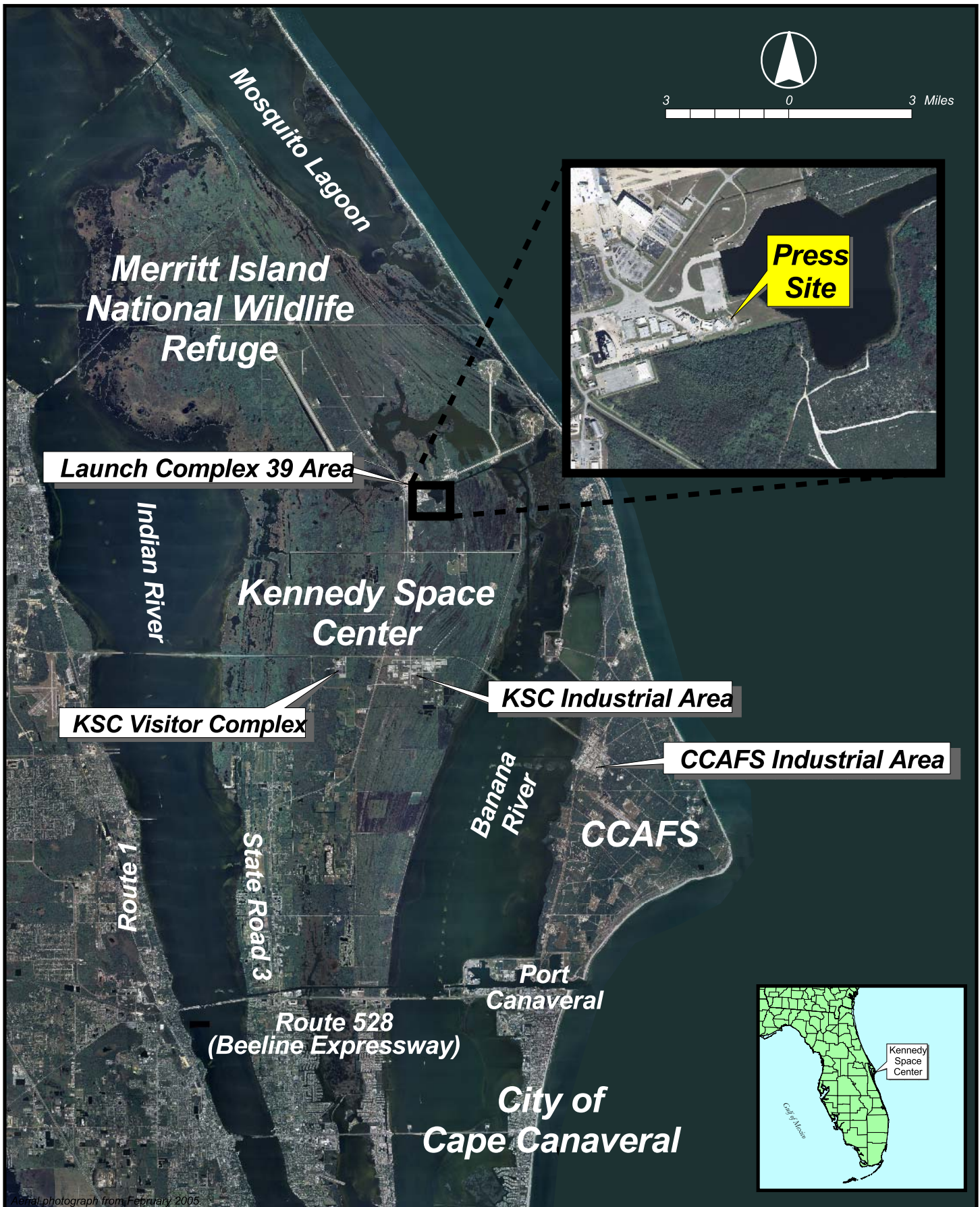
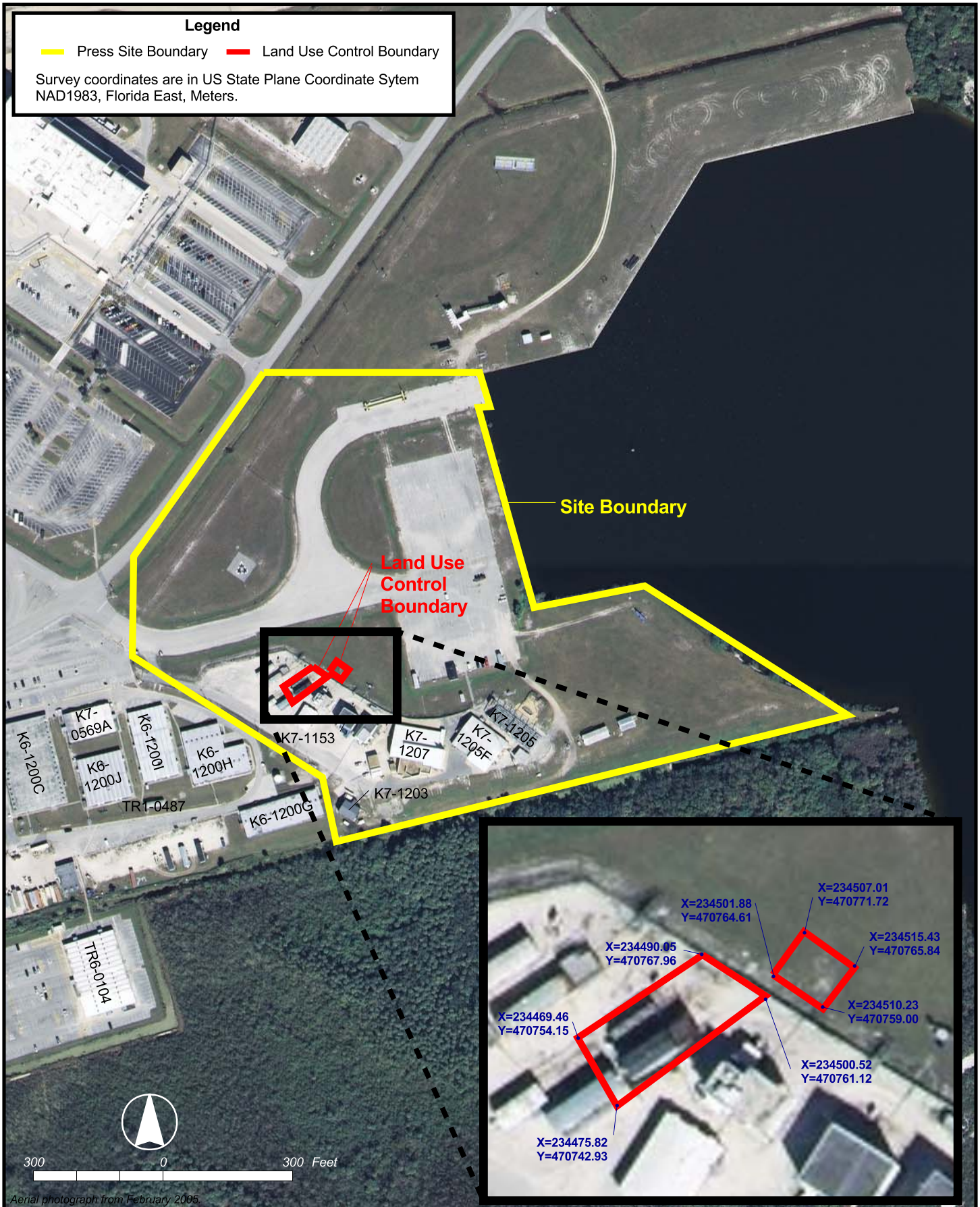


FIGURE 2 PROPOSED LAND USE CONTROL MAP
PRESS SITE, KENNEDY SPACE CENTER, FLORIDA



Aerial photograph from February 2005.

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